

63 Gunning Ridge Road, Forbes, NSW 2871

CENTURY 21

Other For Sale

Wednesday, 27 December 2023

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Bedrooms: 4

Bathrooms: 2

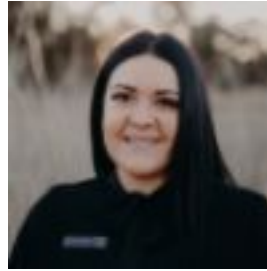
Parkings: 3

Area: 40 m2

Type: Other



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Contact Agent

THE BEAUTY AND BLISS OF RURAL LIFE BEGINS HERE! Discover the serenity of rural living at this rare 100-acre farm located just 15kms north of Forbes, NSW. Boasting a modern Bell River home built approximately 7 years ago, this property offers a perfect blend of comfort and country charm.

HOME SWEET HOME: Step into a solid brick home, with colourbond roof and verandahs, designed for contemporary and practical living amidst the beauty of nature. The size and features of the residence provides ample space for your family to thrive:- 4 bedrooms with built in wardrobes, the master features a walk in robe and ensuite plus french doors to verandah- Large open plan formal lounge room, plus a second living area or kids retreat- Kitchen has stone benchtops, pantry, 900mm gas cooktop and electric oven, built in microwave- 3 way family bathroom and large linen cupboard in the hallway- Reverse cycle ducted air conditioning throughout the home- Timber venetian blinds, LED lighting and superior insulation included when built

ACRES TO EXPLORE Spread over 100 acres, this property is a canvas for your dreams. Fenced into 3 paddocks, including 2 x 45 acre paddocks each with dams, plus a smaller 6 acre paddock and the 3 acre house yard, it's perfectly set up for livestock and pets.

WATER WISE: Ample rainwater storage with a huge 115,000 litre tank off the house, plus 2 x tanks on the shed which are combination rain and dam water holding 30,000 litres and a 22,000 litre free standing tank to store dam water for the gardens.

VERSATILE SHED Equipped with a spacious shed, approx 12m x 6m in size, with 2 bays plus a carport, cement flooring, lights and power. This provides the ideal space for storage and workshop.

IRRIGATION SYSTEM FOR GREEN THUMBS: For those with a green thumb, this property comes complete with an irrigation system, ready to support your nursery or market garden aspirations. Grow your own produce and immerse yourself in the joy of sustainable living.

OUTDOOR EXTRAS: Also included in the sale are 3 quality timber outdoor children's play equipment, steel chook yard and chicken house, matching pot plants around the verandah, established orchard including citrus, apples, figs, grapes, almonds, mulberry and olives.

ESCAPE THE HUSTLE AND BUSTLE: Immerse yourself in the peace and tranquility of rural living, all while being conveniently located 8kms from the Newell Highway, 10kms to the Central West Livestock Exchange, 15kms from Forbes, and approx. 33kms to Parkes NSW. This property offers a perfect escape from the hustle and bustle of life, allowing you to create your own haven in the country.

CONTACT US TODAY! For more information or to schedule a viewing, contact Tara Kelly 0418 465 407 or Kaitlin Steele 0428 044 865. Don't miss out on this chance as these versatile little farms do not come on the market very often!